

18.10.025 Special districts.

C. Master Plan Overlay Districts.

1. Process. A master plan overlay district (MPOD) provides a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site specific opportunities and constraints.

a. The MPOD layout map shows the approximate location of future land uses, open spaces, public streets and access points.

b. All short plats, subdivisions, binding site plans, site plans or all other development approvals, including construction approvals, shall be generally consistent with the MPOD layout map, and shall conform to specific standards established under the MPOD, and the provisions of this chapter. The road location shown on the MPOD layout map may change in the final development plan, but shall be generally consistent with the layout map.

c. The first and initial land use development application for any parcel within the MPOD shall show the approximate location of all applicable land uses, open spaces, public streets and access points for the entire parcel or application site, allowing for the comprehensive planning intended by the MPOD.

4. Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes ten commonly owned properties zoned EP-1 that are located between North Bend Way to the north and SE 136th Street and I-90 to the south, and as further depicted on Figure 18.10.025-3.

a. Purpose. Due to the proximity of the single-family low density residential zones immediately to the south and west and the nearby Snoqualmie Valley Trail, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation, Frontage and Trails. Streets and access locations to be constructed shall at a minimum include the following:

i. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the public street intersections, and may transition from there to alternative standards within the private development.

ii. There shall be a maximum of two access locations from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study.

iii. A public north-south through street shall bisect the site in the western half of the parcel to connect SE 136th Street with North Bend Way, in the location identified on Figure 18.10.025-3.

(A) The north-south through street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the city engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure 18.10.025-3 and aligning with the proposed access points.

- iv. The three most westerly parcels shall share one access point, to the extent feasible as determined by the City, from SE 136th Street to line up with 437th Pl. SE. An additional access point may be considered only for emergency access purposes, or if warranted by a traffic study approved by the City. An exit only may be allowed onto 436th Avenue SE at the City discretion.
 - v. In order to preserve existing significant trees along the SE 136th Street and 436th Ave SE, the public sidewalk shall meander through the retained significant trees, to the extent feasible as determined by the City. The CED Director may allow flexible building setbacks to accommodate retention of the significant trees along the frontage and within the front yards.
 - vi. A public trail, constructed per the trail construction standards in NBMC 17.25.065, shall be constructed along the southern boundary, and within the TLA, to connect SE 136th Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the city, prior to final building permit approval for development on the affected parcel.
 - vii. A 10-foot-wide paved public trail (Tanner Trail) with 10-foot planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC 17.25.065, built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure 18.10.025-3. Existing significant trees shall be retained in this area unless there is conflict with an access point.
- c. Any land use permit associated with properties fronting North Bend Way shall install a pedestrian crossing across North Bend Way providing a connection to Tanner Trail and Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum: a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the city through the development review process.
- i. The applicant shall coordinate with King County Parks and city of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.
 - ii. Trail parking of not less than three spaces shall be provided as part of any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.
- d. Allowable Uses and Bulk and Dimensional Standards.
- i. Uses within the Tanner Junction MPOD are as established in NBMC 18.10.030 based on the corresponding zones identified in Figure 18.10.025-3. Approximately 350 feet of the southern half of the Parcels No. 1423089183, 1423089185 and 1423089073 and the entire Parcels No. 1423089184, 1423089132, 1423089136 and 1423089135) may be comprised of HDR uses and/or EP-1 uses, except single-family detached, and cottage housing over 1,300 sq. ft. is not allowed within this overlay. Any EP-1 uses shall provide a 20-foot type I landscape transition area, pursuant to Chapter 18.18 NBMC Table 1, when located adjacent to HDR use within the site.
 - ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.
 - iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.
- e. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter 18.34 NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

- i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136th Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.
 - ii. Buffering to LDR. If any area immediately bordering SE 136th Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot Type 1 landscape buffer along the frontage of SE 136th Street.
 - iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.
- f. Gateway Frontage at 436th Avenue SE and SE 136th Street. The intent of the open space tract at the corner is to retain the forested character, serving as a City gateway. Trees and native vegetation will be retained to the greatest extent possible as determined by the City, with clearing limited to removal of hazard trees and as necessary to accommodate trails and gateway features. The Director may approve deviations to the setback or frontage improvements in order to retain trees. Additional elements for this gateway area shall include:
- i. The minimum area shall be 66' along SE 136th and 82' along 436th Avenue SE.
 - ii. Meandering sidewalks, with pedestrian level lighting, through preserved and enhanced native vegetation as depicted below.
 - iii. This area shall include small signage providing interpretation of natural flora or North Bend historic attributes.



g. Affordable Housing

HDR development on Parcel Nos. 1423089132, 1423089136 and 1423089135 in this overlay shall include no less than twenty percent (20%) affordable housing units for households earning at or below eighty percent (80%) of the Area Median Income (AMI) for King County as reported by the United States Department of Housing and Urban Development (HUD) (the "Local AMI"). Housing developed consistent with the requirements of this subsection shall automatically receive an exemption from ad valorem and other property taxation on the improvements. Such exemption shall be for a period of twelve (12) successive years beginning January 1st of the year immediately following the calendar year of the issuance of a certificate of occupancy thereon.

The affordable units shall be intermixed throughout the development with the market rate units. The affordable units shall be a similar size to the market rate units within the development.

The price of affordable units is based on that amount a household can afford to pay for housing when the household pays no more than 30 percent of household income for housing expenses, and household income is at or below 80 percent of the Local AMI.

If HUD no longer publishes median figure incomes for King County Area, then the City may use any other similar method for determining the King County Area median income, adjusted for household size. If the percentage of affordable units in the project required is a fraction, then the number of required affordable units shall be rounded up to the next whole number (unit) if the fraction of the whole number is at least 0.66.

Prior to issuing a certificate of occupancy, an agreement in a form acceptable to the city attorney that addresses price restrictions, eligible household qualifications, and long-term affordability requirements shall be recorded with the King County recorder's office. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. Housing units identified for households with household annual income restrictions that are provided under this section shall continue to be made available to households with the identified household annual income restrictions for twelve (12) years from the date of the initial certificate of occupancy.

h. Performance Standards:

All HDR development shall comply with all provisions of the NBMC and the following additional performance standards:

Open Space.

Common Open Space. HDR development shall include a minimum of 200 square feet per unit of common open space in one contiguous and usable centrally located and easily accessible area to all units within the development with a minimum dimension of 50 feet on all sides.

- i. The common open space shall be located so it will be surrounded by buildings on at least two sides;
- ii. At least 50 percent of the buildings in the development shall abut the common open space. A building is considered to "abut" an area of open space if there is no structure between the unit and the open space; and
- iii. The common open space should provide a sense of openness, visual relief and community; must be outside of wetlands, streams and buffers; and shall be developed and maintained to provide for passive and/or active recreational activities for the residents of the development. Land located between dwelling units, included within required yard setbacks and/or abutting rights of way or access easements may not serve as required common open space. Fences may not be located within common open space.

Each building abutting a public right of way shall have an inviting façade such as a primary or secondary entrance or porch, oriented to the public right of way. If the building abuts more than one public right of way, the City shall determine to which right of way the inviting façade shall be oriented.

Buildings and units shall be oriented to take advantage of views of Mt Si, other mountains, rivers or other natural features.

Variation in Unit Sizes, Building and Site Design

Buildings should establish building site design that promotes variety and visual interest that is compatible with the character of the surrounding neighborhood and will comply with NBMC 18.34.050

Pedestrian Flow through Development. Pedestrian connections shall link all buildings and units to the public right of way, common open space and parking areas.

All parking must be provided on the subject property, must be screened from public streets and adjacent residential uses by landscaping and/or architectural screening and located so their visual presence is minimized and associated noise or other impacts do not intrude into public spaces.